

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
E/S Back River Neck Road, 186' *
(+/-) from c/l Williams Ave * ZONING COMMISSIONER
151 Back River Neck Road *
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District *
Legal Owner: 151 BRN Partner- * Case No. 97-335-A
ship LLP *
Lessee: Socratis Mamalis, Petitioner *
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 151 Back River Neck Road in eastern Baltimore County. The Petition is filed by Gary S. Salvo, General Partner of 151 Back River Neck Road, LLP, property owner, and Socratis Mamalis, on behalf of that business trading as Philadelphia Style Pizza/Subs, Lessee. Variance relief is requested to permit 15 parking spaces in lieu of the required 32 spaces by Section 409.6.A.2 of the Baltimore County Zoning Regulations (BCZR). The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, received into evidence as Petitioner's Exhibit No. 1.

Appearing at the public hearing held for this case was Nikolaos Mamalis, on behalf of Sophie and Jane II, Inc., t/a Philadelphia Style Pizza/Subs. Also present was Lawrence E. Jones, Civil Engineer and Patrick O'Keefe, a Zoning Consultant retained by the Petitioner. The Petitioner was represented by Douglas L. Burgess, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject site is roughly rectangular in shape, approximately .29 acres in area, zoned B.L.-A.S. The property is located adjacent to Back River Neck Road in the Essex community of Baltimore County. The property is located within a commer-

ORDER RECEIVED FOR FILING

Date

By

5/16/97
M. G. G. G.

cial area. Retail uses, service stations and similar commercial enterprises are all located nearby.

Previously, the site was used as a High's Convenience Store. However, the property owner and lessee have converted same to a carry out/fast food type restaurant. As shown in photographs submitted at the hearing, the business known as Philadelphia Style Pizza/Subs is now up and running at the site.

Mr. Mamalis, on behalf of that business, testified that approximately 90% of his sales are carry out. He indicated that many of the employees of nearby businesses patronize his shop and there is a significant amount of foot traffic. He also indicated that most customers call in orders, pick up those orders and do not remain on the premises for a lengthy period of time. He also indicated that he has customer seating for 32 persons within the restaurant. All of this testimony was offered to support his contention that the existing parking is sufficient.

The Petition for Variance is filed because of a deficiency under the parking regulations. Based upon the square footage of the building, 32 spaces are required, however, only 15 are provided. The layout of those spaces is shown on the site plan and in the photographs that were submitted.

In addition to the above testimony and evidence, a Petition was offered in support of the request signed by many patrons of the shop. Apparently, despite the number deficiency, the amount of available parking is not problematic for this property or others in the vicinity. Additionally, counsel for the Petitioners produced a letter indicating that Mr. Mamalis had entered into an agreement to permit four employees to park at a shopping center which abuts this property. The employee's use of spaces

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Date

By

in that shopping center allows the spaces on site to be used entirely by customers.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has satisfied the criteria set forth in Section 307 of the BCZR. The unique size and shape of this property render it eligible for zoning relief.

Lastly, a comment is appropriate about the Zoning Plans Advisory Committee (ZAC) comments for this case. Those comments do not oppose the request, however, the report from Development Plans Review indicates that certain landscaping should be done on the site to the extent possible. The plan shows some limited landscaping in the front of the building and the photographs show a number of mature trees to the rear of the site. To the extent possible, I endorse the ZAC comment, recognizing the inherent limitations of the site and commercial locale.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

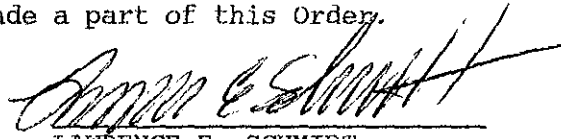
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of May 1997 that a variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations (BCZR) to permit 15 parking spaces, in lieu of the required 32 spaces, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), namely, Development Plans Review

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Date 5/6/97
By M. Gosh

Division, dated February 26, 1997, are adopted in their entirety and made a part of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING
Date 3/6/97
By Ch. Gorch

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: February 26, 1997

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for February 24, 1997
Item No. 335

The Development Plans Review Division has reviewed the subject zoning item. This site is subject to the Landscape Manual to the extent possible. Design issues are:

- Residential screen in rear
- Streetscape along Back River Neck Road

A Final Landscape Plan must be approved before the permit may be released.

RWB:HJO:jrb

cc: File



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

May 1, 1997

Douglas L. Burgess, Esquire
502 Washington Avenue, Suite 700
Towson, Maryland 21204

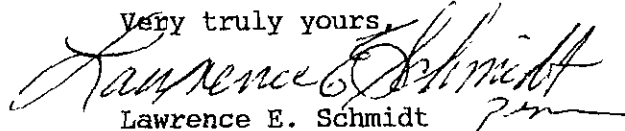
RE: Petition for Variance
Case No. 97-335-A
Property Location: 151 Back River Neck Road
151 BRN Partnership, LLP, Petitioner

Dear Mr. Burgess:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Mr. N. Mamalis, 324 Raussell Place, Severna Park, Md. 21146





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

151 Back River Neck Rd. 21221

which is presently zoned

BL-AS

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Variance to allow 15 spaces in lieu of requirement
for 32 spaces per Section 409.6.A.2.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

see attached

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Socrates Manolis, Sophia & Jane II Inc.
(Type or Print Name) Vice President

Socrates Manolis
Signature

1517 Reisterstown Rd. Suite 100
Address

Baltimore Md 21208
City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Gen. Partner
Gary S. Salvo 151 BRN Partnership
(Type or Print Name) L.L.P.

Gary Salvo
Signature

(Type or Print Name)

Signature

11509 Pulaski Hwy. 335-3510
Address Phone No

White Marsh Md. 21162
City State Zipcode

Name, Address and phone number of representative to be contacted.

David L. Mowl
Name

1055 South Charles 215/898-0779
Address Baltimore 21230 Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: R.T. DATE 2-7-97



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

ITEM # 325

Reasons

Petition for Variance to the Zoning Commissioner of Baltimore County

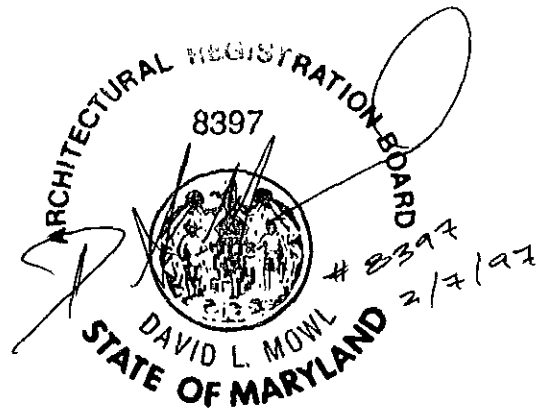
1. Only 15% of the business of Sophie & Jane II, Inc. (trading as Philadelphia Style Pizza and Subs) is sit-down; the remainder being carry-out (25%) and delivery (60%). Accordingly, the parking requirement is less than if this was a full 100% sit-down restaurant. This data is based on the other ten (10) Philadelphia Style restaurants in the Baltimore area.
2. Only a small percentage of the 2000 square foot restaurant is for sit-down tables. This percentage (13.2%) of the gross square footage dedicated to sit-down tables is much less than that of an ordinary restaurant.
3. The Petitioner would have practical difficulty and unreasonable hardship unless the variance is granted. The variance is consistent with the spirit and intent of the regulations.

ZONING DESCRIPTION

Beginning at a point on the north side of Back River Neck Road which is 60 feet wide at the distance of 186 feet 6 inches east of the centerline of the nearest improved intersecting street, Williams Avenue, which is 50 feet wide. Thence the following courses and distances:

S.29 42' 01" W. 190.93 feet, N.33 47' 59" W. 72.83 feet,
N.29 42' 01" E. 189.53 feet, S.33 47' 59" E. 72.83 feet to
the place of beginning being known and designated as Lot No. 7
in Section D, as laid down in Plat of French's Park and recorded
among the Plat Records of Baltimore County in Plat Book W.P.C.
No. 6, Folio 138.

Also known as 151 Back River Neck Road and located in the 15th
Election District.



ITEM # 335

CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #97-335
151 Back River Neck Road
Philadelphia Style Pizza and Subs
E/S Back River Neck Road,
186 ± from c/1 Williams Avenue
15th Election District
5th Councilmanic
Legal Owner(s): 151 BRN
Partnership, LLP

Variances to allow 15 spaces
in lieu of the requirement for
32 spaces.

Hearing: Monday, March 17,
1997 at 2:00 p.m. in Room
118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible, for
special accommodations
Please Call 887-3353.

(2) For information concern-
ing the file and/or hearing,
Please Call 887-3391.

2/307 Feb. 20 C121613

TOWSON, MD., 2/20, 1997

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 2/20, 1997.

THE JEFFERSONIAN,

A. Henrickson
LEGAL AD. - TOWSON

DISTRIBUTION
 WHITE - CASHIER
 PINK - AGENCY
 YELLOW - CUSTOMER
 VALIDATION OR SIGNATURE OF CASHIER

RECEIVED
 FROM: MATTHEW
 # 151 BACK RIVER NECK RD
 CODE # 20-CM. VAR.

DATE 2-7-97
 ACCOUNT 12001-6150
 AMOUNT \$ 0.50

BALTIMORE COUNTY, MARYLAND
 OFFICE OF JANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 ITEM 335
 032608

DISTRIBUTION
 WHITE - CASHIER
 PINK - AGENCY
 YELLOW - CUSTOMER
 CASHIER'S VALIDATION

RECEIVED
 FROM: Diane Leigh Davison, Esquire
 VERIFICATION #98-5280
 Case 97-335-A
 151 Back River Neck Road

DATE 12/8/98
 ACCOUNT 001-6150
 AMOUNT \$ 40.00 (BR)

BALTIMORE COUNTY, MARYLAND
 OFFICE OF BUDGET & FINANCE
 MISCELLANEOUS RECEIPT
 No. 061053

PAID RECEIPT
 PROCESS ACTUAL TIME
 12/16/1998 12/10/1998 09:54:30
 REG MS01 CASHIER CLIM CML DROMER
 5 MISCELLANEOUS CASH RECEIPT
 Receipt # 081206
 CR NO. 061053
 40.00 CHECK
 Baltimore County, Maryland

CERTIFICATE OF POSTING

RE: Case No.: 97-335-A

Petitioner/Developer: MAMALIS, ETAL
% SOCRATES MAMALIS

Date of Hearing/Closing: 3/17/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at # 151 BACK RIVER NECK
ROAD

The sign(s) were posted on _____

2/21/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/21/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

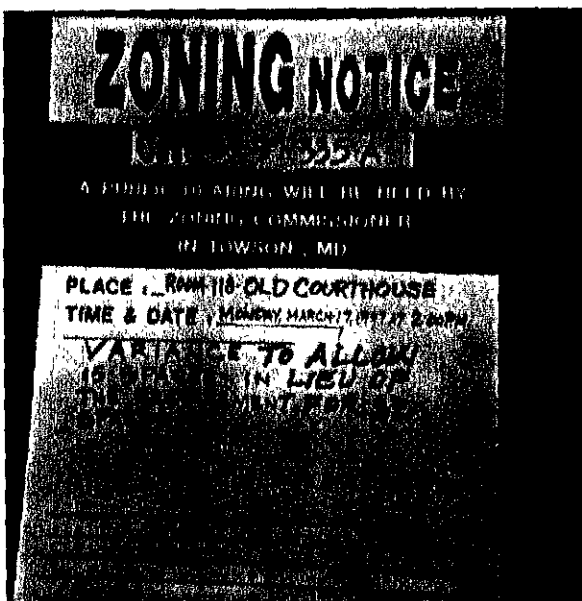
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 646-8354



97-335-A
151 BACK RIVER NECK RD.
HBS C3/17/97 @ 2:00 PM. P/2/21/97

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-335 A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: To allow 15 parking spaces in
lieu of the required 32 parking
spaces.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 335

Petitioner: Socratis Manalis

Location: 151 Back River Neck Rd. 21221

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Socratis Manalis Phila. Style Pizzas & Subs

ADDRESS: 1517 Reisterstown Road Suite 100

Pikesville, Md. 212

PHONE NUMBER: 410/544.7018

AJ:ggs

(Revised 09/24/96)

NOTED

TO: PUTUXENT PUBLISHING COMPANY
2/20/97 Issue ~ Jeffersonian

Please forward billing to:

Socratis Mamalis
Sophie & Jane, II, Inc.
1517 Reisterstown Road, Suite 100
Baltimore, M
D 21208
544-7018

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-335
151 Back River Neck Road
Philadelphia Style Pizza and Subs
E/S Back River Neck Road, 186'+/- from c/l Williams Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): 151 BRN Partnership, LLP

Variance to allow 15 spaces in lieu of the requirement for 32 spaces.

HEARING: MONDAY, MARCH 17, 1997 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 19, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-335-A
151 Back River Neck Road
Philadelphia Style Pizza and Subs
E/S Back River Neck Road, 186'+/- from c/l Williams Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): 151 BRN Partnership, LLP

Variance to allow 15 spaces in lieu of the requirement for 32 spaces.

HEARING: MONDAY, MARCH 17, 1997 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Gary Salvo
David L. Mowl
Sophie & Jane, II, Inc.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 2, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



PETITION ON BEHALF OF # 151 BACK RIVER NECK RD. PHILADELPHIA STYLE
PIZZA AND SUB,ZONING VARIANCE CASE # 97-335-A WE THE UNDERSIGNED
SUPPORT THE PROPOSED VARIANCE FOR 15 PARKING SPACES IN LIEU OF 32
REQUIRED

NAME	ADDRESS	ZIP CODE
JOHN WEAVER	184 E. KINGSTON PK LA	21220
William Storm	7603 Old Hartford Rd.	21234
JOYCE JACOBS	2209 CORSICA RD	21221
Victor, Gifford	19. Harmon Ave	21221
D. Cole	216 N. MARLYN AVE	21221
Q. Gonsky	216 N. Marlyn Ave	21221
R. Boulder	216 N. Marlyn Ave.	21221
S. Simmons	353 Wye RD	21221
T. Rogers	2210 Corsica Rd	21221
Jr. Bronushev	2104 ROSALIE AVE	21221-1814
Cheryl O Bronushev	11 11	11 11
Loren Harvey	1213 Sugarwood Circle	21221

PETITION ON BEHALF OF # 151 BACK RIVER NECK RD. PHILADELPHIA STYLE
PIZZA AND SUB, ZONING VARIANCE CASE # 97-335-A WE THE UNDERSIGNED
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REQUIRED

NAME	ADDRESS	ZIP CODE
Jamar Terry	231 D. Dorquin	21221
[REDACTED]	[REDACTED]	[REDACTED]
Jane Blackwell	45 KIP TACK CT	21221
Sean Bergin	1029 E BAY ST.	21202
A. Cooper	68 Cutlass Ct	21221
Lamb	1404 Hadwick	21221
John Hille	700 W. Kingsway	21221
Jola Cullen	1 WATERWOOD CT.	21221
Robert Myers	" "	" "
Constance Bryant	34 Cutlass Ct	21001
LeVar Lewis	" " "	" "
Deshaun Almond	" " "	" "
Cheryl Smith		
Jim P. Baur	223 WEST RD	21221
Mary Emery	1005 N. Maryland Ave	21221
Aimee Oleska	1503 Harford Sq Dr.	21040
Valerie Chumbley	838 Albion Pl.	21014
William A. Gillispie	46 CUTLASS CT.	21221 - 3033
Judy Steele	1308A Maple Ave	21221
W. C. Cox	200 NANTICORE RD	21221

PETITION ON BEHALF OF # 151 BACK RIVER NECK RD. PHILADELPHIA STYLE
PIZZA AND SUB, ZONING VARIANCE CASE # 97-335-A WE THE UNDERSIGNED
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REQUIRED

NAME

ADDRESS

ZIP CODE

Melissa Cook	1611 Doolittle	21221
Josh Cook	" "	" "
Wendy Wilson	1801 Beachwood Ave	21221
James Smiley	507 Armstrong Lane	21221
Sherry Lockett	1646 Riverwood	21221
H. R. R.	1455 Browning Dr.	21221
Cherise Palmer	2012 S. Ivy Lane	21221
Greg Miller	340 Wye Rd.	21221
Mr. E. Smith	954 Purcell Cir	21221
Anthony Schick	19 Leyland Ct.	21221
Cindy Thomas	1105 Sandegeton Rd.	21221
Raymond W. Saloni	1404-H Browning Dr.	21221
Janet Barry	924-A Ashbridge Dr.	21221
Astrid Stephens	2213 Holl Neck Rd	21221
B. Wilson	907 Lutz Av	21221
Lara M. Dennis	#1 Cool Breeze Dr.	21221
Robert A. Ealy	#1 Cool Breeze Dr.	21221
Cindy Durham	1045 S. Mosley Rd	21221

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PETITION ON BEHALF OF # 151 BACK RIVER NECK RD. PHILADELPHIA STYLE
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NAME	ADDRESS	ZIP CODE
LESTER CORR	1206 BRIDGEVIEW RD.	21221
Carol Lee Shiner	900 A HOLE GATE	21221
Tim Otte	52 Driftwood Ct.	21221
Reginald Scott		21221
Angela	1934 SUTHERLAND DR	21221
Darlene Blackwell	52 Cutlass Ct.	21221
Patty BYERS	3217 George Ave	21221
Mike		
Mike Beck	1229 GEORGE AVE	21221
Cheryl Stupak	1904 OLD EASTERN AVE.	21221
Les Bruns		
Jane Sprout	287 South E Ter	21221
Roger	914 Fox Ridge LN	21221
Missy Matthews	12 RYAN FROST WAY	21221
Ann Marie Cook	202 Back River Neck Rd.	21221
Michelle Hanson	135 Bladen St	21221

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REQUIRED

NAME

ADDRESS

ZIP CODE

Chris Burke

48 Rumelia

21221

City

Brian Anders

21 Rumelia

" "

Dan Davies

1338 ~~East~~ #101

21221

Jim Long

1634 Riverwood Rd.

21221

Mark Lewandowski

339 Humberg Ave.

21221

Christine Shipley

9266 Ashbridge

21221

Teddy Hinton

9266 Ashbridge

21221

Rowena A Theophanous

915 Abgarden Ave

21221

Margaret Baer

422 Katherine Ave

21221

Laura Jones

580 Katherine Ave

21221

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NAME	ADDRESS	ZIP CODE
Pat Carey	5036 Wright Ave	21205
William H. Ellendorn	6 Blader Rd	21221
Tony Akinola	2 Shenn-Delway	21221
Michelle Schwartz	1404 Stengel Ave	21222
Rachel DeShong	7824 Lookwood Rd	21222

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PIZZA AND SUB,ZONING VARIANCE CASE # 97-335-A WE THE UNDERSIGNED
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NAME	ADDRESS
Jermile Cheatham	1112 Sandy Stone Rd Apt G #21221
Jermil Cheatham	" " " " " "
Michael Sontham	1521 Hopewell Ave. #21221

PETITION ON BEHALF OF # 151 BACK RIVER NECK RD. PHILADELPHIA STYLE
PIZZA AND SUB,ZONING VARIANCE CASE # 97-335-A WE THE UNDERSIGNED
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REQUIRED

NAME

David Scott Smith

ADDRESS

1660 Pikes Rd.

#21221

PETITION ON BEHALF OF # 151 BACK RIVER NECK RD. PHILADELPHIA STYLE
PIZZA AND SUB,ZONING VARIANCE CASE # 97-335-A WE THE UNDERSIGNED
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REQUIRED

NAME

ADDRESS

SCARLET WockenFuss	4 Landmark Court 21221
JASON WockenFuss	4 Landmark Court 21221

PETITION ON BEHALF OF # 151 BACK RIVER NECK RD. PHILADELPHIA STYLE
PIZZA AND SUB ZONING VARIANCE CASE # 97-335-A WE THE UNDERSIGNED
SUPPORT THE PROPOSED VARIANCE FOR 15 PARKING SPACES IN LIEU OF 32
REQUIRED

NAME

ADDRESS

Edward Jones

1073 Jackson Rd. Cockeysville Md.

Bjorn P. [Signature]
Culinary Super

2333 Mountain Rd. Mount Airy MD 21114

Shenise Lanson

3136 Armstrong Valley Rd Cockeysville MD 21032

Mark Mingo

2912 Keswick Road Baltimore MD

Travis [Signature]

2009 Pallette Rd Baltimore MD 21211
515A Lake Vista Circle Cockeysville MD 21030

PETITION ON BEHALF OF # 151 BACK RIVER NECK RD. PHILADELPHIA STYLE
PIZZA AND SUB, ZONING VARIANCE CASE # 97-335-A WE THE UNDERSIGNED
SUPPORT THE PROPOSED VARIANCE FOR 15 PARKING SPACES IN LIEU OF 32
REQUIRED

NAME

ADDRESS

✓ Brenda Denis
Maurice Brown

2 SHIPYARD CT. 21221
2 SKIP JACK CT 21221

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PETITION ON BEHALF OF # 151 BACK RIVER NECK RD. PHILADELPHIA STYLE
PIZZA AND SUB ZONING VARIANCE CASE # 97-335-A WE THE UNDERSIGNED
SUPPORT THE PROPOSED VARIANCE FOR 15 PARKING SPACES IN LIEU OF 32
REQUIRED

NAME

Annette Stewart

ADDRESS

19 Luffing Court
Balto. MD 21221

PETITION ON BEHALF OF # 151 BACK RIVER NECK RD. PHILADELPHIA STYLE
PIZZA AND SUB,ZONING VARIANCE CASE # 97-335-A WE THE UNDERSIGNED
SUPPORT THE PROPOSED VARIANCE FOR 15 PARKING SPACES IN LIEU OF 32
REQUIRED

NAME

ADDRESS

*Cathy Glassman 176uff st.
21221*

PETITION ON BEHALF OF # 151 BACK RIVER NECK RD. PHILADELPHIA STYLE
PIZZA AND SUB,ZONING VARIANCE CASE # 97-335-A WE THE UNDERSIGNED
SUPPORT THE PROPOSED VARIANCE FOR 15 PARKING SPACES IN LIEU OF 32
REQUIRED

NAME

BOLK M. HES

ADDRESS

*308 Winton RD
BALTO. MD. 21221*



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 14, 1997

Mr. Gary S. Salvo
11509 Pulaski Highway
White Marsh, MD 21162

RE: Item No.: 335
Case No.: 97-335-A
Petitioner: Gary S. Salvo

Dear Mr. Salvo:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 7, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



March 14, 1997

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: February 26, 1997

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for February 24, 1997
 Item No. 335

The Development Plans Review Division has reviewed the subject zoning item. This site is subject to the Landscape Manual to the extent possible. Design issues are:

- Residential screen in rear
- Streetscape along Back River Neck Road

A Final Landscape Plan must be approved before the permit may be released.

RWB:HJO:jrb

cc: File

ZONE50K

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: February 28, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
Location: DISTRIBUTION MEETING OF FEBRUARY 24, 1997.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

THE ABOVE APPLIES TO THE FOLLOWING ITEM NUMBERS:

319, 322, 326, 327, 328, 329, 330, 334, AND 335

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: February 27, 1997

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 321, 335, 338, 340, 341, and 343

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey M. Long

Division Chief:

Gary L. Kerns

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 2.21.97
Item No. 335 RT

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#331 --- JCM

1. Need attorney - legal owner is incorporated.
2. Sign form incorrect.

#332 --- JRF

1. Not marked "floodplain" on folder.

#333 --- RT

1. No telephone number for legal owner.
2. No sign form in folder.

#334 --- JRF

1. Need typed name and title of person signing for contract purchaser.
2. Sign forms incorrect.

#335 --- RT

1. Sign form incorrect.

NEWTON A. WILLIAMS
 THOMAS J. RENNER
 WILLIAM P. ENGLISH, JR.
 STEPHEN J. NOLAN*
 ROBERT L. HANLEY, JR.
 ROBERT S. GLUSHAKOW
 STEPHEN M. SCHENNING
 DOUGLAS L. BURGESS
 ROBERT E. CAHILL, JR.
 G. WILLIAM CLARK
 E. BRUCE JONES**
 STUART A. SCHADT

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS

CHARTERED

SUITE 700, NOTTINGHAM CENTRE

502 WASHINGTON AVENUE

TOWSON, MARYLAND 21204-4528

(410) 823-7800

TELEFAX: (410) 296-2765

JAMES D. NOLAN
 (RETIRED 1980)

J. EARLE PLUMHOFF
 (1940-1988)

RALPH E. DEITZ
 (1918-1990)

*ALSO ADMITTED IN D.C.
 **ALSO ADMITTED IN NEW JERSEY

WRITER & DIRECTORIAL
 823.

January 2, 1997

Mr. Nick Mamalis
 Officer
 Sophie and Jane II, Inc.
 t/a Philadelphia Style Subs and Pizza

RE: Sophie and Jane, II, Inc., t/a Philadelphia Style Subs and Pizza

Dear Mr. Mamalis:

Kindly accept this letter as a license for you to park up to four (4) employees' automobiles at the Country Ridge Shopping Center on Back River Neck Road. This license shall be for the term of your existing five (5) year lease.

Your employees must park at the areas of the parking lot away from all stores and critically used customer spots.

The use of the parking spots is a courtesy to accommodate your zoning needs. You and your employees, by accepting said spaces, agree to hold the Country Ridge Shopping Center Incorporated harmless for any claims, acts or omissions associated with the use of said spaces.

Thank you for your attention to this matter.

Sincerely yours,

Douglas L. Burgess
 Attorney for
 Country Ridge Shopping Center, Inc.

Dlb

cc: Mr. Gary Salvo, President
 Country Ridge Shopping Center, Inc.

Gary J. Salvo
 PRES.

COUNTRY RIDGE SHOPPING
 CENTER, INC.

ITEM # 335



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 10, 1998

Diane Leigh Davison, Esquire
1517 Reisterstown Road, Suite 101
Baltimore, Maryland 21208

Dear Ms. Davison:

RE: 151 Back River Neck Road, Zoning Case 97-335-A, 15th Election District

Pursuant to your letter of December 2, 1998 regarding the above referenced property, please be advised of the following information.

As ordered by the Zoning Commissioner in Case #97-335-A, a variance from the Baltimore County Zoning Regulations (BCZR), Section 409.6.A.2 to permit 15 parking spaces in lieu of the required 32 spaces was granted on May 6, 1997.

It is the opinion of this office that the variance granted in case #97-335-A will apply to a new owner/lessee provided that the use of the property continues to be a fast food/carry out restaurant operation.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Bruno Rudaitis".

Bruno Rudaitis
Planner II
Zoning Review

BR:cjs

c: zoning case 97-335-A

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

● DIANE LEIGH DAVISON ●
ATTORNEY AT LAW
1517 REISTERTOWN ROAD, SUITE 101
BALTIMORE, MARYLAND 21208

TEL: (410) 486-0900

FAX: (410) 486-0901

lawgal@usa.net

December 2, 1998

12/4/98
y
wlf
To: ~~335~~
12/7/98
wd
Scashier

Mr. Arnold Jablon, Director
Permits & Development Management
111 W Chesapeake Ave, Room 111
Towson, MD 21204

Re: Opinion Letter Request
Case No. 97-335-A

Dear Mr. Jablon:

I represent Sophie and Jane II, Inc. t/a Philadelphia Style Pizza & Subs located at 151 Back River Neck Road, Petitioner in the above-referenced case. Such business was sold in November to a new corporation, Bergamos, LLC, which is continuing the same operations at the location t/a Philadelphia Style Pizza & Subs.

On 5/6/97, the Zoning Commissioner granted the zoning variance (above case number) "to permit 15 parking spaces in lieu of the required 32 spaces" at the said location (copy enclosed). The new owners however, are concerned that such variance may not likewise apply to a new owner. I was informed by Kate in your office that unless specific "cease" language exists in the approved variance, such variances run with the property.

I would accordingly hereby request an Opinion Letter to this effect, in order to assure the new owners, and confirming that so long as the use and operation of the premises is the same, said variance applies to any new owner of the business at such location, ie, that the variance runs with the property.

As required, I have enclosed a check in the amount of \$40.00 for the cost of the filing fee therefore. I would greatly appreciate it if you would please return the Opinion Letter to my office at the address above.

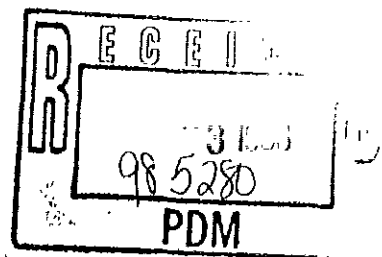
Thank you in advance for your kind attention to and consideration in this matter.

Very truly yours,



Diane Leigh Davison, Esquire

Enclosure
DLD/nsp



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Douglas L. Burgess

Patrick O'Keefe

Laurence E. Jones

L. K. J. M. M. L.

NIKOLAOS MAMALIS

attorney for Owens, 151 BRN
Partnership, LLP

502 Washington Avenue, Ste 700
~~210 West Park~~ Towson, MD 21204

523 PENNY LA. HUNT VALLEY 21030

944 BEAVERDALE CIRCLE 21286

324 Rowssell Pl. Severna Park 21146

324 RAUSSELL PL. SEVERNA PARK 21146





ESSEX
NOW OPEN
By Popular Demand!

410-682-6900

151 BACK RIVER NECK RD.
 ACROSS from 7-11 FOOD STORE

BRING YOUR TASTE BACK TO LIFE!

Eat-In • Carry-Out • Delivery

• **NOW FRESH BAKED BREAD & COOKIES ON PREMISES •**

*Visit our
 Salad Bar*

**DELICIOUS EXPRESS MENU
 5 MINUTES IN & OUT!**

***See Your Order Cooked
 Before Your Eyes!***



Fresh Baked Bread



Philly Cheese Steak



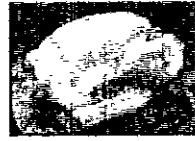
Thin Crust Pizza



Fresh Baked Cookies



Fresh Salad



Fresh Turkey

WE ARE YOUR #1 CHOICE

- Fresh Baked Homemade Style Bread on Premises • Fresh Pizza Dough Daily
- Fresh Cooked Turkey Breast • Homemade Style Recipes
- Fresh Cooked Ground Beef for Pizza • Fresh Cooked Italian Sausage for Pizza

**New! TWO LARGE
 THIN CRUST
 CHEESE PIZZAS**

WITH GRANDMOTHER'S SECRET RECIPE

\$10.99 + tax

LIMIT 1 PER CUSTOMER
 WITH THIS COUPON. NOT VALID WITH ANY OTHER OFFERS.
 FOR LIMITED TIME ONLY. EAT-IN, CARRY-OUT & DELIVERY

**SUB, FRIES &
 16 oz. FOUNTAIN
 SODA**

For Only \$3.99 + tax

LIMIT 1 PER CUSTOMER
 WITH THIS COUPON. NOT VALID WITH ANY OTHER OFFERS
 FOR LIMITED TIME ONLY. EAT-IN, CARRY-OUT ONLY.

HELP WANTED
COOKS • DRIVERS
CUSTOM SERVICE
ORDER TAKERS

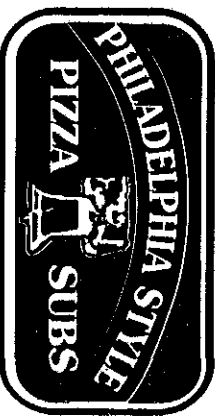
**COLD CUT
 SUB BY
 THE INCH**



**ONLY
 50¢ PER
 INCH**

Please Visit Our Other Locations:

- Towson • Timonium • Parkville
- Perry Hall • Bel Air • Catonsville
- Severna Park • Pikesville
- Linthicum • Ellicott City • Laurel



BRING YOUR TASTE BACK TO LIFE

PIZZA

FRESH DOUGH DAILY
100% REAL CHEESE

PAN PIZZA	Medium 12"	Large 16"
Cheese	7.25	9.50
1 Topping	8.35	11.00
2 Toppings	9.45	12.50
3 Toppings	10.55	14.00
4 Toppings	11.65	15.50

Slice of Pizza 1.25 Toppings .35c each

AVAILABLE TOPPINGS: Pepperoni, Onion, Mushrooms, Black Olives, Green Olives, Green Peppers, Bacon, Sweet Peppers, Hot Peppers, Sliced Tomato, Ham, Broccoli, Anchovies, Fresh Ground Beef, Extra Cheese, Fresh Cooked Sausage, Feta & Ricotta Cheese.

SPECIAL DELIGHT PIZZAS

DELICIOUS & HOT 12" 11.95 16" 16.95

PHILLY STYLE GREEK: Our Secret Sauce with Sausage, Onions, Hot Peppers, Black Olives, Fresh Sliced Tomatoes & topped by Feta Cheese with Oregano.

PHILLY STYLE DELUXE: Our Secret Sauce with Pepperoni, Mushrooms, Onions, Green Peppers, Black Olives, Fresh Cooked Italian Sausage, 100% Real Ground Beef, Hot Peppers, Italian Sausage, Anchovies & Double Cheese.

PHILLY STYLE VEGETARIAN: Our Secret Sauce with Mushrooms, Green Peppers, Fresh Sliced Tomatoes, Black Olives, Onions, Green Olives, Hot Peppers & Double Cheese.

PHILLY STYLE MEAT LOVERS: Our Secret Sauce with 100% Real Ground Beef, Sausage, Ham, Pepperoni, Fresh Cooked Sausage, Bacon & Double Cheese.

PHILLY STYLE CHEESE STEAK: Our Secret Sauce Topped with 100% Fresh Rack of Steak, Sliced Tomatoes, Onions & Double Cheese.

SPECIALTY PIZZAS 12" 8.25 16" 10.95

PHILLY STYLE BROCCOLI: Fresh Seagranings, Ricotta Cheese, Feta Cheese.

PHILLY STYLE WHITE: Fresh Dough Topped with Mozzarella, Provolone, Romano Cheeses with Fresh Oregano, Garlic & Olive Oil.

Philadelphia Style Pizza & Subs

ANY TWO 8" SUBS

only \$9.98

WITH COUPON, LIMITED TIME ONLY

NOT VALID WITH ANY OTHER OFFERS

MUSHROOMS & GREEN PEPPERS ARE EXTRA

Grandmother's Secret Recipe
Old Fashion Thin Crust
Cheese Pizza
Large / \$7.95
YOUR CHOICE OF TOPPINGS \$1.25 EACH

OVER STUFFED HOAGIES PHILADELPHIA STYLE

	6"	8"	12"
American Cold Cut	2.75	3.49	6.25
Hot Cold Veggie	2.75	3.49	6.25
Italian Hoagie	2.95	4.45	7.95
Ham & Cheese	2.95	4.45	7.95
Turkey Breast fresh cooked	2.95	4.45	7.95
Tuna Salad	2.95	4.25	7.65
Chicken Salad	2.95	4.45	7.95

EVERYTHING FREE FIXINGS: Lettuce, Tomato, Mayonnaise, Onions, Hot, Oil & Seasonings

STROMBOLIS

Pizza Cheese & Sauce 6.50
Cheese Steak 7.95
Extra Toppings (1 each) 1.95
Italian Sausage 1.95
Pepperoni & Cheese 1.95
Fresh Sausage & Cheese 1.95
Veggie & Cheese 1.95
Broccoli with Ricotta Cheese 2.25
Ham & Cheese 2.75

CALZONES

Salami, Capicola, Sausage, Onion, Provolone Cheese, Fresh Tomatoes & Sauce.
Italian Sausage 1.95
Pepperoni & Cheese 1.95
Fresh Sausage & Cheese 1.95
Veggie & Cheese 1.95
Broccoli with Ricotta Cheese 2.25
Ham & Cheese 2.75

SALADS

	Sm.	Med.	Lrg.
Salad (Bacon Dressing)	1.59	2.50	3.95
Garden with Tuna	1.59	2.50	3.95
Garden with Chicken	2.19	3.75	5.50
Garden with Freshly Cooked Turkey Breast	2.19	3.75	5.50
Greek	2.19	3.75	5.50
Julienne	2.19	3.75	5.50
Antipasto	2.19	3.75	5.50

Choice of Dressings: Italian, Blue Cheese, House, 1,000 Island, French, Pepper Parmesan, Ranch

Philadelphia Style Pizza & Subs

ANY TWO 8" SUBS

only \$9.98

WITH COUPON, LIMITED TIME ONLY

NOT VALID WITH ANY OTHER OFFERS

MUSHROOMS & GREEN PEPPERS ARE EXTRA

EAT-IN • CARRY-OUT
SAFE FAST DELIVERY

Limited Delivery Area / 50¢ Charge Per Delivery
Minimum \$7 Food Purchase
Prices Subject to MD Sales Tax & Change Without Notice.

OVER STUFFED STEAKS PHILADELPHIA STYLE

	6"	8"	12"
Steak	2.95	4.10	7.60
Cheese Steak	2.95	4.10	7.60
Mushroom Cheese Steak	3.10	4.25	7.95
Pepper Cheese Steak	3.10	4.25	7.95
Pizza Cheese Steak	2.95	4.10	7.60
Hot Veggie	2.75	3.49	6.25
Chicken Cheese Steak	2.95	4.10	7.60
Hamburger	2.95	4.10	7.60
Meatball Parmesan	2.95	4.10	7.60
French Cooked Sausage	2.95	4.10	7.60
Green Peppers & Onions	2.95	4.10	7.60
Foot Long Hot Dog	2.95	4.10	7.60

Extra Cheese 20¢
Bacon additional 20¢
Extra Cheese 20¢
Everything Free Fixings: Lettuce, Tomato, Mayonnaise, Onions, Hot, & Seasonings

EXPRESS

Salad By The Slice
Pizza • Soup • Meatball Sub
Hot Turkey Sandwich
French Fries • Onion Rings
Green Peppers & Onion Sub
Fresh Cooked Italian Sausage

DESSERTS

Homemade Rice Pudding	1.75
Cheese Cake	2.00
Baklava	2.00
Crispy Cinnamon Ribbons (1/2 dozen)	1.19
Crispy Cinnamon Ribbons (dozen)	1.99

DELICIOUS EXPRESS

FRESH COOKED HOT TURKEY BREAST
PLATTER WITH FRENCH FRIES
& GRAVY 4.99

Philadelphia Style Pizza & Subs

ANY TWO 8" SUBS

only \$9.98

WITH COUPON, LIMITED TIME ONLY

NOT VALID WITH ANY OTHER OFFERS

MUSHROOMS & GREEN PEPPERS ARE EXTRA

410-682-6900
Sun. Noon-10pm
Mon.-Thurs. 11am - 11pm
Fri. & Sat. 11am - Midnight
151 BACK RIVER NECK RD.
(OPPOSITE 7-11 FOOD STORE)

DELI SANDWICHES

Fresh Cooked Turkey Breast	4.00
Ham & Cheese	4.00
Ham & Cheese	1.95
Cheeseburger	2.20
Chicken Sandwich on Pita	4.45
Hot Cold Veggie	4.25
Tuna Salad	4.00
BLT	2.50
Fish Filet	2.95
Grilled Cheese	2.50

Marinated Grilled Chicken 4.45
Served on Pita or Kaiser Roll

COLD CUT BY THE INCH

50¢ PER INCH
Fresh Sliced Meats, Lettuce, Tomato, Onions, Mayonnaise, Oil & Seasonings (Min. Order 2 inches)

SIDE ORDERS

French Fries	1.30
w/ Pizza Cheese	2.50
Gourmet Onion Rings	2.00
Cole Slaw	1.95
Mozzarella Sticks	90¢
Homemade Soups	Sm. 1.75 Lrg. 2.25
Hot Garlic Bow Ties	(1/2 dozen) 1.39 (dozen) 2.29
with Cheese	(1/2 dozen) 2.29 (dozen) 3.39

EXTRA JUMBO BUFFALO WINGS

Served with Blue Cheese & Celery Sticks
7 pcs..4.50 14 pcs..9.00 28 pcs..16.00
Sauces: Sauce, Hot BBQ, Honey Mustard

BEVERAGES

Fountain Sodas
16 oz. 85¢
20 oz. 1.05
32 oz. 1.35
(Carn-O-Juice Only) Coke Products, Ice Tea
Sodas for Delivery (Coke Products)
12 oz. Cans 75¢
6 Pack of Cans 3.50
2 Liter 1.89

Philadelphia Style Pizza & Subs

ANY TWO 8" SUBS

only \$9.98

WITH COUPON, LIMITED TIME ONLY

NOT VALID WITH ANY OTHER OFFERS

MUSHROOMS & GREEN PEPPERS ARE EXTRA

PHILADELPHIA
 No2

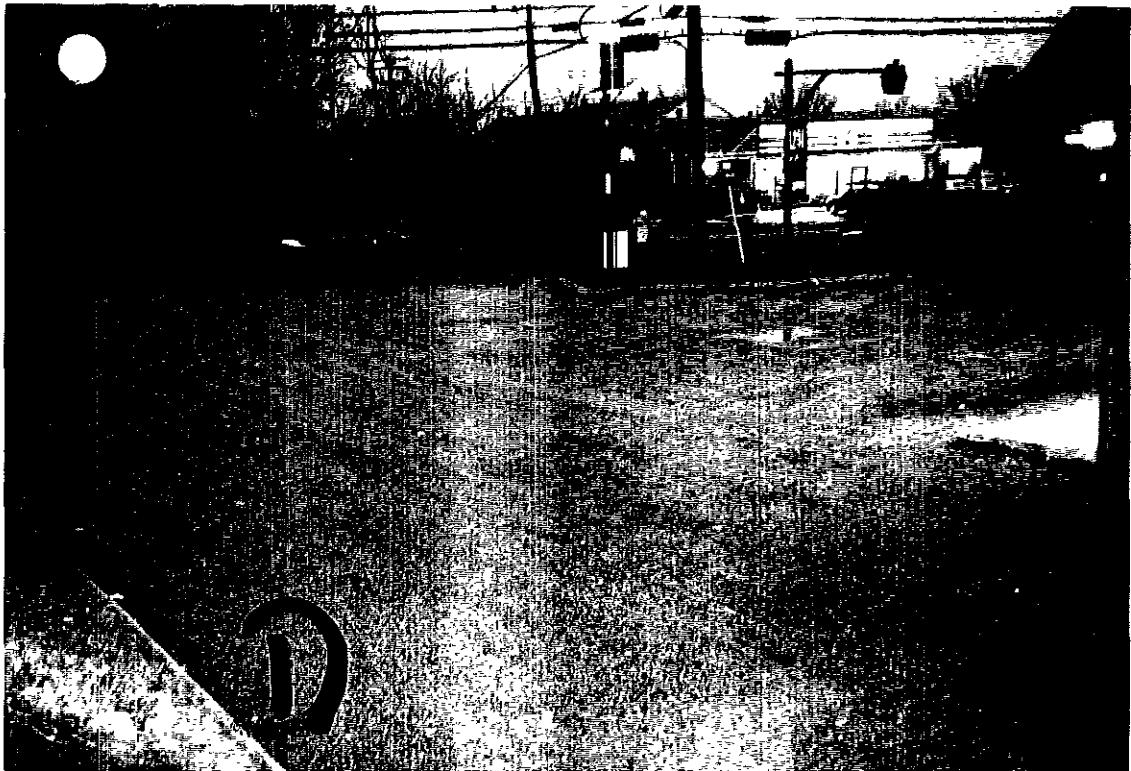
Mar 14/97, 11:32 pm
 PHILADELPHIA STYLE PIZZA & SUBS 544-8200 Store 1, Page 1

PHILADELPHIA

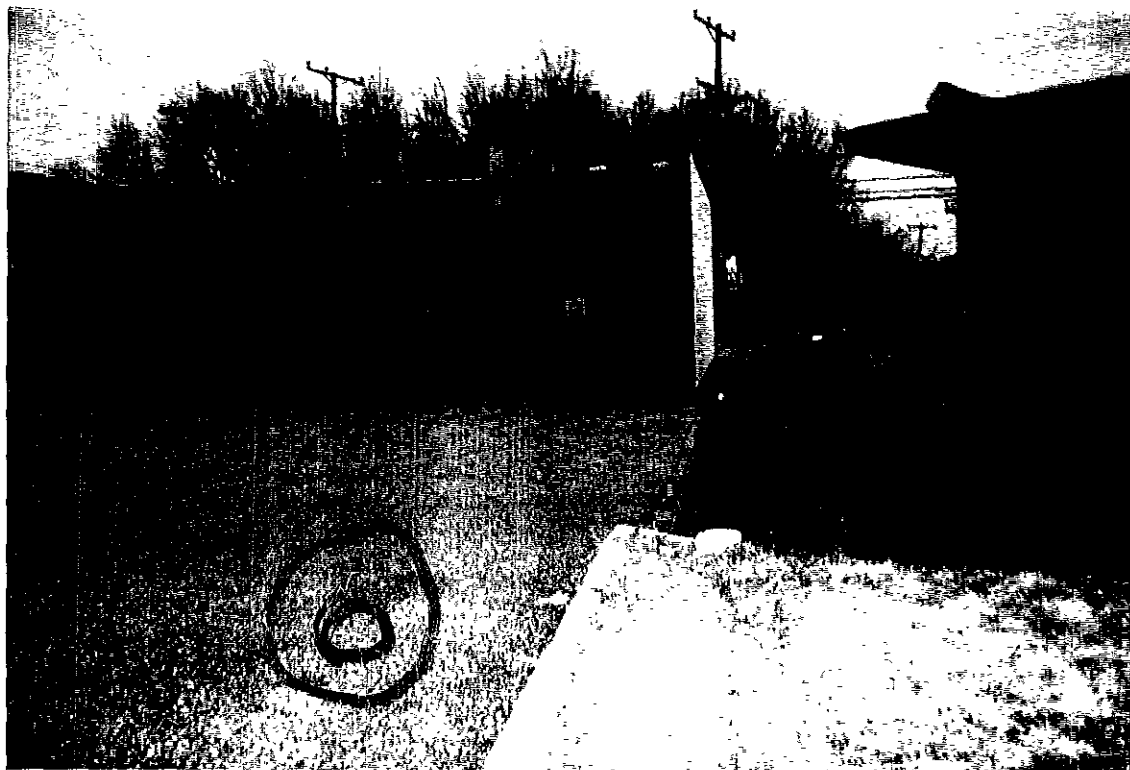
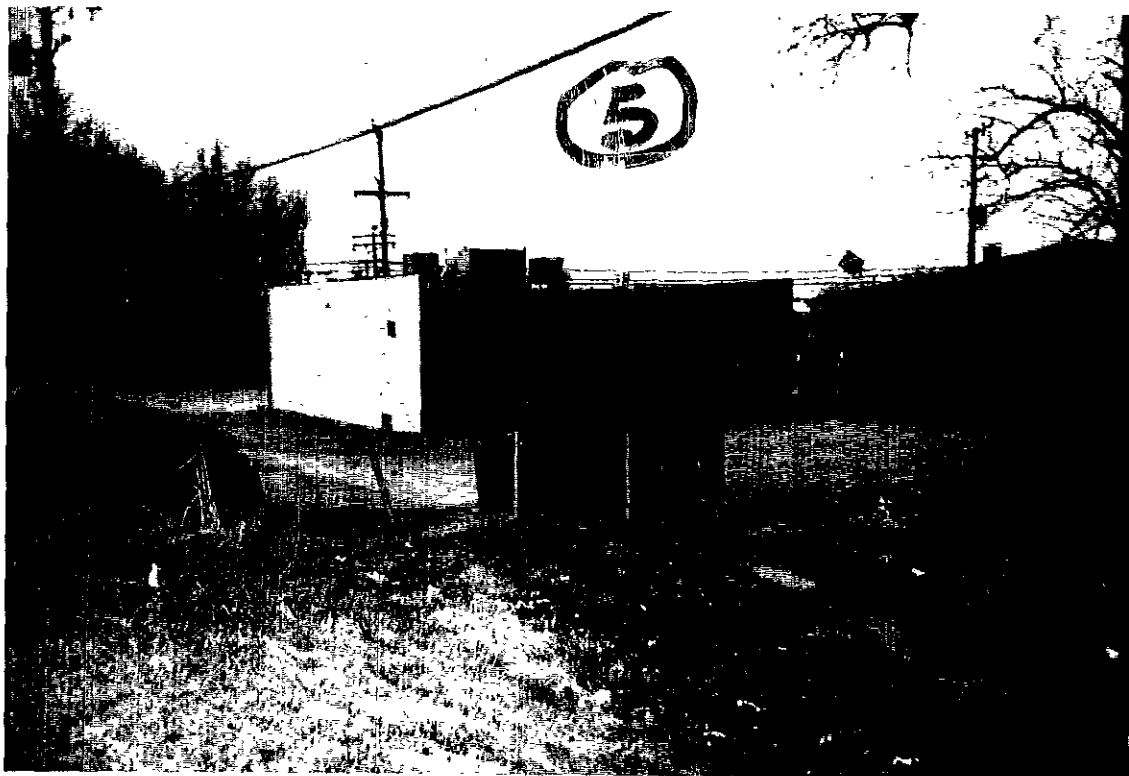
End-Of-Week report March 14, 1997

Order type	# of orders	Total dollars	Avg order	% of sales		Running Subtotals
Deliveries	229	3258.85	14.23	57.94%	Week \$	5624.93
Pickups	64	721.29	11.27	12.82%	Month \$	11810.94
To - Go	202	1129.54	5.59	20.08%	Year \$	34842.60
Eat - In	1	0.95	0.95	0.02%	Per. \$	34842.60
Table Orders	86	512.30	5.95	9.11%		
Cash Trans	4	2.00	0.50	0.04%		Running Grand Totals
Drive-Thru	0	0.00	0.00	0.00%		
Subtotal	586	5624.93	9.59	100.00%	Week \$	6078.60
Sales tax		281.92			Month \$	12743.85
Total sales		5906.85			Year \$	37606.10
Delivery fees		171.75			Per. \$	37606.10
Grand Total		6078.60				System Total
					\$	544618.09

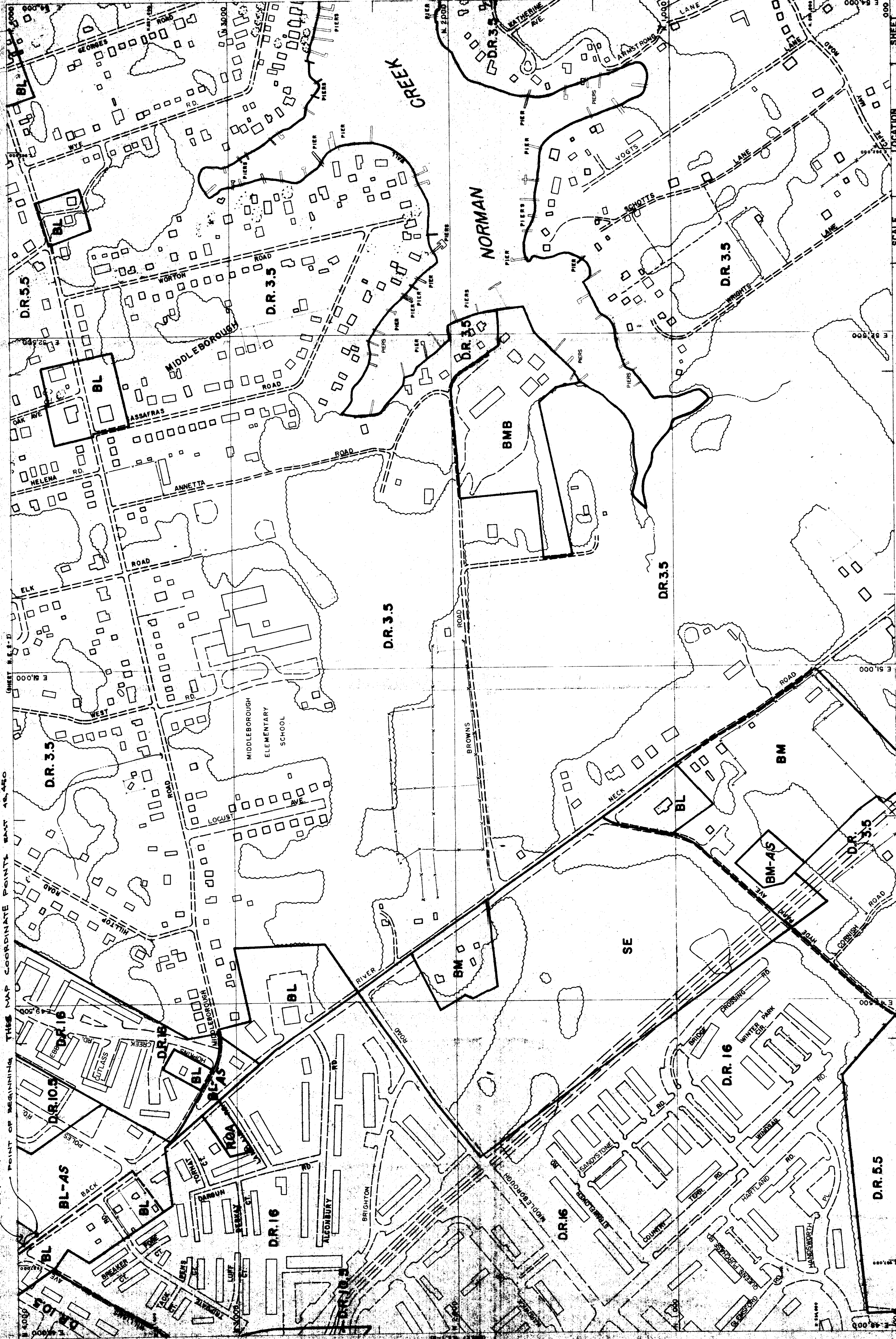
REG 3273 REG 3273 REG 3273
 2258.78 2258.78 2258.78
 Register Summary
 544618.09
 544618.09
 544618.09







SITE (ALSO ON MAP NE 21)
POINT OF BEGINNING THESE MAP COORDINATE POINTS NORTH 5.1780
EAST 48.4450



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kameney
Chairman, County Council

SCALE
1" = 200' ±

DATE OF
PHOTOGRAPHY
JANUARY
1986

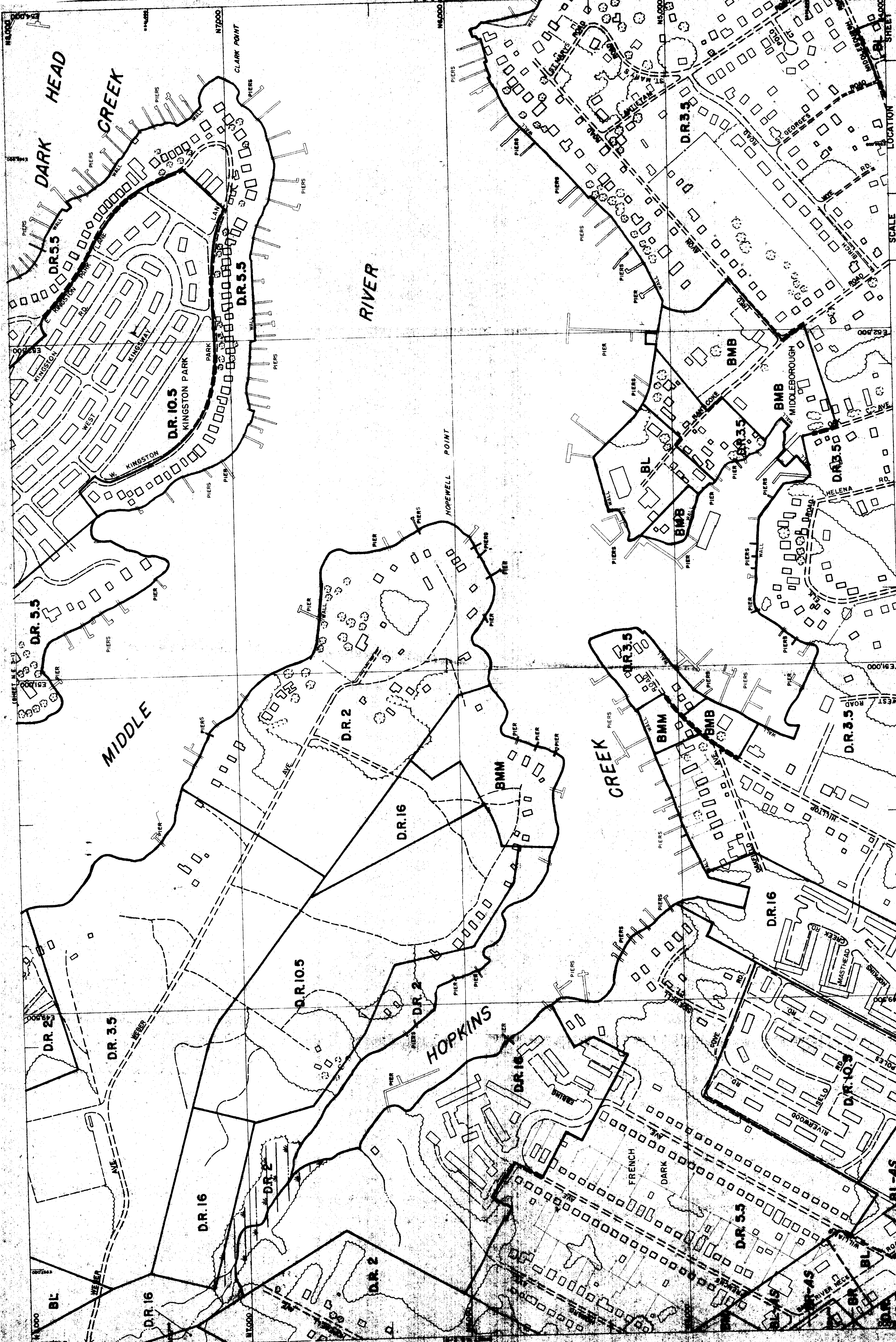
LOCATION
BACK RIVER
NECK

SHEET
NE
1-1

ITEM # 335

1- SE
E- NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCKART-HORN, INC. BALTIMORE, MD. 21210



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1996 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
BILL Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kananev
Chairman, County Council

SCALE
1" = 200' ±

DATE OF
PHOTOGRAPHY
JANUARY
1986

N E
2-1

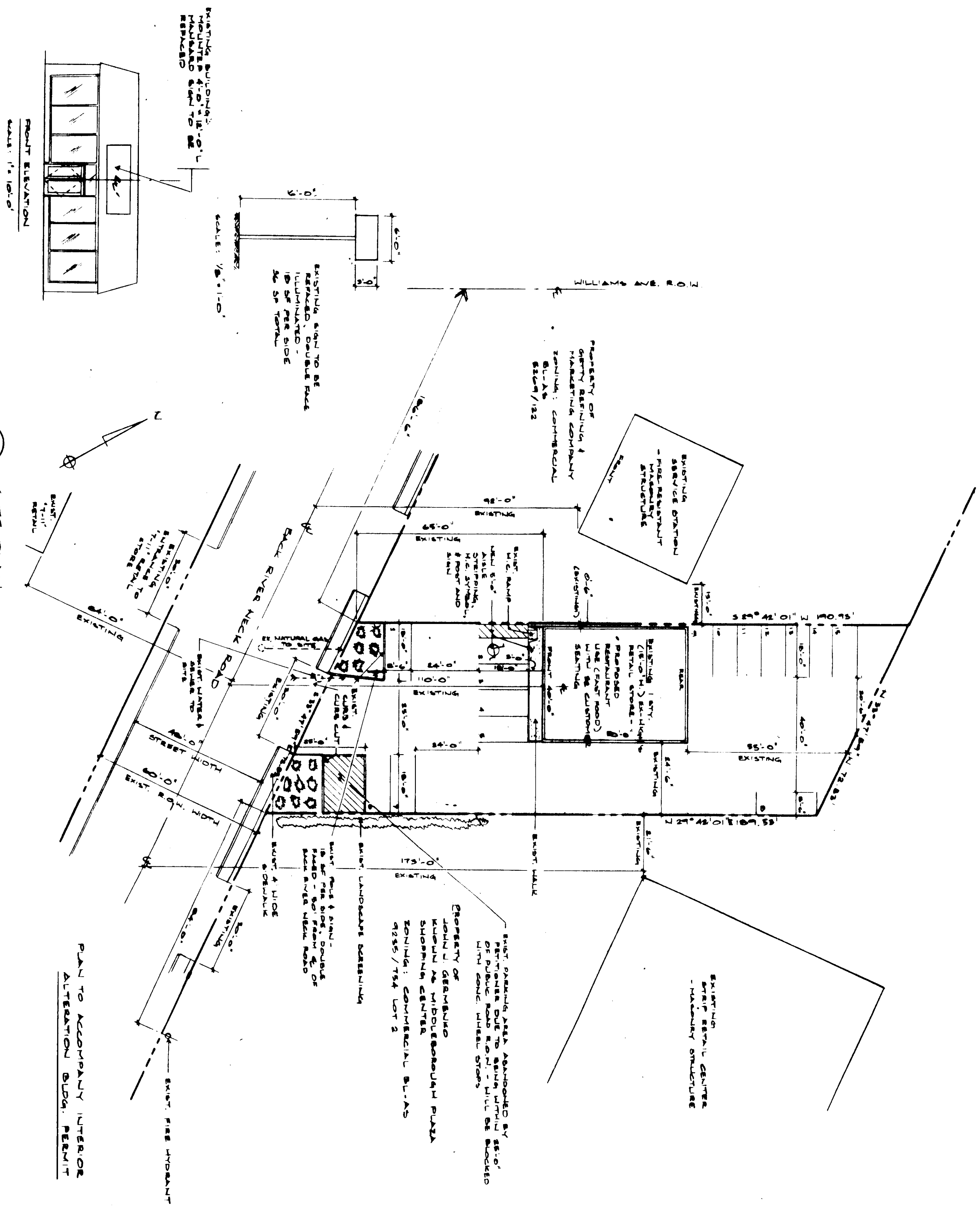
MIDDLE RIVER

MICROFILMED

SITE
ITEM # 935

THIS MAP WAS PREPARED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAPHIC METHODS
BY BUCHANAN-HORN, INC. BALTIMORE, MD. 21210

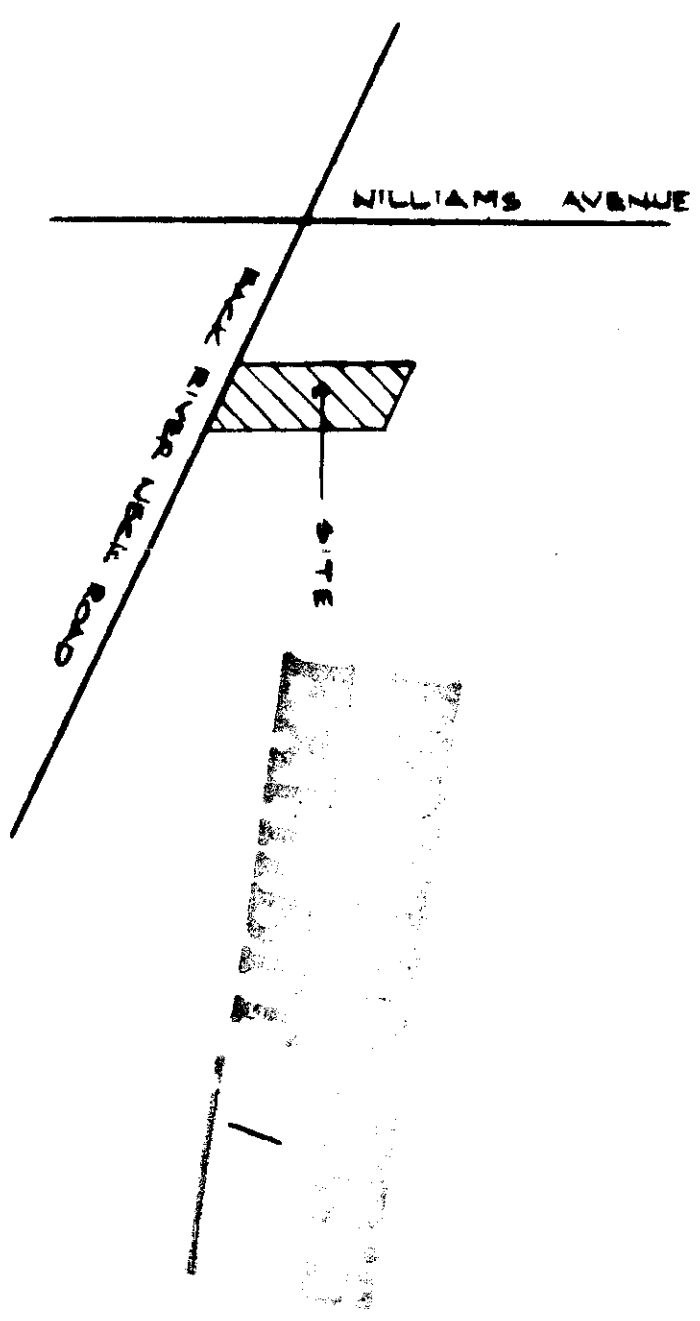
PROPERTY OF
SANTO A. MORRIS &
SANDRA K. WILSON
BUILDING: B-10 USE: RESIDENTIAL
1076/514 FREIGHT'S PARK LOT 7 & 10



1 SITE PLAN
SCALE: 1" = 20'-0"

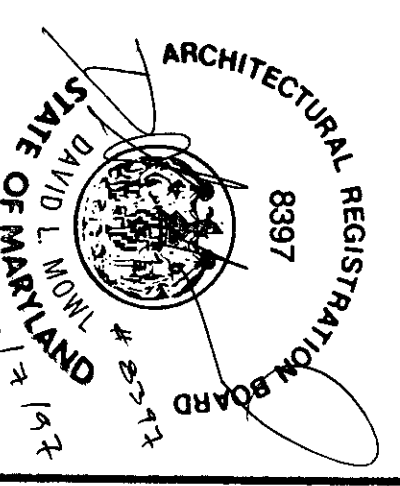
PLAN TO ACCOMPANY INTERIOR
ALTERATION BLDG. PERMIT

VICINITY MAP
SCALE: 1" = 200'-0"



GENERAL NOTES

- BUILDING ADDRESS:
151 BACK RIVER NECK ROAD
Pikesville, Maryland 21281
- BUILDING OWNER:
SANTO A. MORRIS &
SANDRA K. WILSON
11509 PULASKI HIGHWAY
WHITE HARBOR, MARYLAND 21162
- TAX ACCOUNT NO.: 151003001
- AREA OF PARCEL: 12,940 SF OR .2878 AC. 6.21 FAR
- EXISTING GROSS BLDG. AREA: 8,000 SF (SEE CHANGE PROPOSED)
- PROPOSED BUILDING: BLDG. (SEE CHANGE PROPOSED)
- BALTIMORE COUNTY ZONING IDENTIFICATION:
ZONING MAP 97, PARCEL 367
- 15TH ELECTION DISTRICT
- STY COUNCILMANIC DISTRICT
- METRO, WATER & SEWER - EXISTING & UNCHANGED
- PREVIOUS RETAIL USE APPROVED 6/7/84
- REASON FOR VARIANCE:
VARIANCE TO ALLOW 15 ON-PREMISES PARKING SPACES AND
4 OFF-PREMISES EMPLOYEE PARKING SPACES (TOTAL 19)
FIVE YEAR LEASE: 450 SF FROM SUBJECT PROPERTY) FOR
A TOTAL OF 19 SPACES IN USE OF REQUIREMENT FOR 32
SPACES PER SECTION 407, § 1-1.2.
- PARKING CALCULATIONS:
- CLASSIFICATION: RESTAURANT (EAT IN) WITH
B TABLES (32 CUSTOMER CAPACITY) SEATING
- 16 SPACES PER 1,000 SF GROSS REQUIRED
8,000 SF GROSS = 32 PARKING SPACES REQUIRED
- 15 SPACES PROVIDED (MINIMUM NO. THAT FIT ON SITE)
- TYPICAL SPACE SIZE: 8'-6" x 18'-0"
14. NEW PARKING STRIPING TO BE PROVIDED ON EXISTING
HARDTOP
- REASONABLE FOR VARIANCE REQUEST:
A. ONLY 15% OF BUILDINGS OF THIS TYPE IN SECTION 15
THE REMAINDER IS CARRY-OUT (CARRY-OUT) & DELIVERY
(40%). THEREFORE, THE PARKING REQUIREMENT IS
LESS THAN IF THIS WAS A FULL 100% EAT-IN
RESTAURANT. THIS DATA IS BASED ON THE TEN (10)
"PHILADELPHIA STYLE" RESTAURANTS IN THE BALTIMORE
AREA.
B. ONLY A SMALL PERCENTAGE OF THE 2000 SF
RESTAURANT IS FOR SIT-DOWN TABLES. THIS 18.2%
PERCENTAGE OF GROSS SF IS REPLICATED TO SIT-DOWN
TABLES IS MUCH LESS THAN THAT OF AN ORDINARY
RESTAURANT.
C. THE PERMITTEE WOULD HAVE PRACTICAL DIFFICULTY
& UNDERTAKING HARDSHIP UNLESS THE VARIANCE IS
GRANTED. THE VARIANCE IS CONSISTENT WITH THE
SPIRIT & INTENT OF THE REGULATIONS.



PHILADELPHIA
STYLE
PIZZA AND SUBS
PIKESVILLE, MARYLAND

CALAZOS +
MOML
design
39 BERDEEN PLACE
WOODBURY, NEW JERSEY
08006
609.284.0282
1055 SOUTH CHARLES STREET
BALTIMORE, MARYLAND
21220
410.538.0045

NO.	DATE	DESCRIPTION
REVISIONS		

BUILDING ADDRESS:
151 BACK RIVER NECK ROAD
Pikesville, Maryland

PLAT PLAN
PREPARED FOR ZONING
VARIANCE APPLICATION
LOT 7, SECTION 10
FREIGHT'S PARK
LINES 6 ROAD 15B

ITEM #385
PARTITIONER FOR VARIANCE:
CONTACT:
MR. SACRATIS MANALIS
410/544.7010

4609.1
5 PAD
MFT
A-2

NOT CONTAINED